

DRAFT

MINUTES OF THE CITY COUNCIL
OF THE
CITY OF GREENSBORO, N. C.

REGULAR MEETING:

15 FEBRUARY 2000

The City Council of the City of Greensboro met in regular session at 6:00 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present: Mayor Keith A. Holliday, presiding; Councilmembers Claudette Burroughs-White, Sandra G. Carmany, Earl F. Jones, Robert V. Perkins, Thomas M. Phillips, Donald R. Vaughan and Nancy Vaughan. Absent: Yvonne J. Johnson, excused by action of Council. Also present were J. Edward Kitchen, City Manager; Linda Miles, City Attorney; and Susan E. Crotts, Deputy City Clerk.

The meeting was opened with a moment of silence and the pledge of allegiance to the flag.

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The Manager recognized Dwight Murphy, employee in the Transportation Department, who served as courier for the meeting.

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Councilmember Burroughs-White moved to excuse Councilmember Johnson, who was unable to attend the meeting. The motion was seconded by Councilmember Carmany and was unanimously adopted by voice vote of the Council.

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The Mayor outlined the Council's procedure for conduct of the meeting.

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Mayor Holliday stated that this was the time and place set for a public hearing to consider an ordinance rezoning from RS-7 Residential Single Family to General Office Moderate Intensity for property located on the east side of Wharton Street between Florence Street and West Fisher Avenue. He stated that this matter was being heard after receiving a 5-0 vote of the Zoning Commission to recommend approval of the rezoning and that this matter was continued from the February 1, 2000 meeting of Council.

C. Thomas Martin, Planning Department Director, explained that this item was before Council because the five votes of the Zoning Commission were insufficient to

adopt the ordinance. He presented a map and slides of the proposed property and surrounding area.

The Mayor asked if anyone wished to be heard.

Dawn Cheney, residing at 408 Blandwood Avenue, requested Council to approve the rezoning because she wished to purchase the property at 712 Wharton Street and refurbish it for small business office use. Ms. Cheney presented pictures of various commercial properties she owned and the three properties involved in the rezoning request, presented to Council statements purportedly written in support of the rezoning from two of those three property owners, and requested Council approve the rezoning request on the basis of the zoning of surrounding property.

Sandra O'Connor, residing at 2002 West Market Street, stated she owned residential property in Fisher Park, offered her opinion regarding the highest and best use of the property in the rezoning request, and requested Council to vote in favor of the rezoning.

Bill Lenfesty, residing at 402 Victoria Street and Jennifer and Brad Dalton, residing at 409 Victoria Street, spoke in opposition the rezoning on the basis of traffic and safety concerns. They requested Council to deny the rezoning request.

Dan Sloan, residing at 407 Victoria Street, spoke to concerns regarding traffic, parking and the amount of vacant office space in the vicinity of downtown Greensboro. stated that he was attempting to purchase a property that was part of the rezoning request and advised that Ms. Cheney had not obtained a statement of approval from the property owner. Mr. Sloan requested Council to deny the rezoning.

Beth Langley, residing at 822 Wharton Street; Angie Leath, President of Fisher Park Neighborhood Association; Mary Lee Copeland, residing at 913 Magnolia Street; Allison Butwinski and Matthew Butwinski residing at 409 West Bessemer Avenue; Victoria Vanstory, residing at 1001 North Eugene Street; and Charles Prefontaine, residing at 404 Victoria Street; voiced concerns regarding preservation of neighborhood character, potential traffic problems and encroachment of business on residential areas. They requested Council to deny the rezoning.

Councilmember D. Vaughan stated that, in his opinion, much of the information presented to Council on this matter was hearsay. The City Attorney advised that Ms. Cheney's plans were for illustrative purposes only. Council discussed the commercial character of the area immediately surrounding the proposed rezoning and indicated on the map, the residential character of adjoining neighborhoods not shown on the map and the impact of the rezoning request on those adjacent areas not shown on the map.

Mr. Martin provided the following staff recommendation:

The Planning Department recommends that this request be approved. These lots are surrounded by small office uses and a large parking lot. Green Hill Cemetery is located across Wharton Street. The predominant zoning classification between Fisher Avenue and Florence Street is office and these three lots constitute an island of residential whose long-term viability is very much in doubt. Staff would be concerned about any rezoning north of Florence Street which would not be compatible with the residential and historic district character; however, this particular request is a reasonable one which will allow several potential redevelopment options.

Councilmember D. Vaughan moved to close the public hearing. The motion was seconded by Councilmember Jones and unanimously adopted by voice vote of Council.

Councilmember Perkins thereupon moved adoption of the ordinance. The motion was seconded by Councilmember Phillips; the ordinance was **DEFEATED** on the following roll call vote: Ayes: None. Noes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan.

(A copy of the ordinance as introduced and **DEFEATED** is filed in Exhibit Drawer N, Exhibit Number 5, which is hereby referred to and made a part of these minutes.)

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Mayor Holliday declared a ten-minute recess at 7:55 p.m.

The meeting reconvened at 8:05 p.m. with all Council members present except Councilmember Johnson, who had been excused from attendance at this meeting.

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The Mayor stated that this was the time and place set for a public hearing to consider an ordinance Amending Chapter 30 of the Greensboro Code of Ordinances to add permitted uses in the Corporate Park, Light Industrial, and Heavy Industrial Districts; and to decrease the minimum development size and increase the maximum building coverage in the Corporate Park District.

Mr. Martin spoke briefly to the purpose of the proposed amendment, stated that the proposed ordinance had received recommendation of the Planning Board and the Multi Jurisdictional Ordinance Committee, and noted that a collaborative effort had been made with High Point and Downtown Greensboro, Inc. to develop the ordinance.

The Mayor asked if anyone wished to be heard.

There being no one wishing to speak to the matter, Councilmember Jones moved adoption of the ordinance. The motion was seconded by Councilmember Phillips; the

ordinance was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

00-34

AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING, AND DEVELOPMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Bulk Mail and Packaging” under the Transportation, Warehousing, and Utilities subsection.

Section 2. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Courier Services, Central Facility” under the Transportation, Warehousing and Utilities subsection.

Section 3. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by deleting the existing use “Aircraft and Parts” and by deleting all entries in this row.

Section 4. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Aircraft Parts and Auxiliary Equipment”, by placing a “3728” entry in the Ref SIC column, by placing a “P” entry in the CP, LI, and HI columns, and by placing a “5” entry in the LUC column.

Section 5. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Aircraft Assembly”, by placing a “3721” entry in the Ref SIC column, by placing a “P” entry in the HI column, and by placing a “5” entry in the LUC column.

Section 6. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Aircraft Engines and Engine Parts, Manufacturing”, by placing a “3724” entry in the Ref SIC column, by placing a “P” entry in the LI and HI columns, and by placing a “5” entry in the LUC column.

Section 7. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Small Arms”, by placing a “3484” entry in the Ref SIC column, by placing a “P” entry in the CP, LI, and HI columns, and by placing a “4” entry in the LUC column .

Section 8. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP and LI columns for the use “Beverage Products (alcoholic)” under the

Manufacturing and Industrial Uses subsection, and by deleting the “5” entry in the LUC column and adding a “4” entry in its place.

Section 9. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by deleting the “S” entry in the CP column for the use “Drugs” under the Manufacturing and Industrial Uses subsection and by adding a “P” entry in its place.

Section 10. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Household Appliances” under the Manufacturing and Industrial Uses subsection.

Section 11. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Electrical Equipment” under the Manufacturing and Industrial Uses subsection.

Section 12. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Household Audio and Video Equipment”, by placing a “3650” entry in the Ref SIC column, by placing a “P” entry in the CP, LI, and HI columns, and by placing a “4” entry in the LUC column.

Section 13. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Manufacturing and Industrial Uses subsection the following use to read, “Communications Equipment”, by placing a “3660” entry in the Ref SIC column, by placing a “P” entry in the CP, LI, and HI columns, and by placing a “4” entry in the LUC column.

Section 14. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Motor Vehicle Parts and Accessories” under the Manufacturing and Industrial subsection.

Section 15. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by placing a “P” entry in the CP column for the use “Paper Products (no coating or laminating)” under the Manufacturing and Industrial subsection.

Section 16. That Table 30-4-6-5, Nonresidential Districts Dimensional Requirements, is hereby amended by deleting the “20” entry in the CP column for “Min. Development Size (ac)” and adding a “10” entry in its place.

Section 17. That Table 30-4-6-5, Nonresidential Districts Dimensional Requirements, is hereby amended by deleting the “45” entry in the CP column for “Max. Bldg. Cover (% of Lot)” and adding a “55” entry in its place.

Section 18. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

(Signed) Earl Jones

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The Mayor stated that this was the time and place set for a public hearing to consider an ordinance amending Chapter 30 of the Greensboro Code of Ordinances to add a new subsection to Historic District provisions pertaining to demolition by neglect of historic landmarks and structures within the Historic Overlay Districts; he noted that it was the intent of staff to request a continuance to the March 7, 2000 Council meeting to discuss details with affected neighborhoods prior to Council's consideration of the ordinance.

Council member Burroughs-White moved that the ordinance be continued to March 7, 2000 without further advertising. The motion was seconded by Councilmember Jones and unanimously adopted by voice vote of the Council.

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Mayor Holliday stated that this was the time and place set for a public hearing to consider confirming assessment for water improvements on Caindale Drive from Regional Road to approximately 3,700' east of Regional Road.

The Mayor asked if anyone wished to be heard.

There being no one present wishing to speak to the matter, Councilmember Jones moved adoption of the resolution. The motion was seconded by Councilmember Carmany; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

C-251 RESOLUTION CONFIRMING ASSESSMENT ROLL FOR LOCAL IMPROVEMENTS

CAINDALE DRIVE FROM REGIONAL ROAD TO APPROXIMATELY 3,700' EAST OF REGIONAL ROAD

WHEREAS, on the 6th day of August, 1996, the City Council of the City of Greensboro adopted a resolution ordering the making on the street or streets hereinabove set out of the following improvements:

Water Main Improvements. That a water main be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals be laid for the proper connection of abutting property with the water main.

AND, WHEREAS, the improvements have now been completed, and the City Council has ascertained the total cost thereof and the amount that should be assessed against each lot abutting on the improvements on account of the improvements and has caused to be

prepared a general plan map of the improvements, on which map is shown the frontage and location of each lot on the street or streets improved, together with the owners thereof, as far as the same can be ascertained, the plan map being marked:

CAINDALE DRIVE

Proposed 8" Waterline From Regional Road to 3700' East

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the total cost of the improvements is hereby designated to be the amount shown thereof on said general plan map.
2. That the City Council finds as a fact that each lot abutting on the improvements has been specially benefited by the improvements in the amount assessed against such lot as shown by the preliminary assessment roll.
3. That the general plan map is hereby confirmed at 6:00 p.m., on the 15th day of February, 2000, and is hereby made the final assessment roll for the improvements.
4. That the City Clerk is hereby directed to enter on the minutes of this council and the assessment roll the date, hour and minute of the confirmation thereof and to deliver a copy of the assessment roll to the City Tax Collector.
5. That, after the expiration of 20 days from this date, the City Clerk shall cause to be published one time in some newspaper published in the city a notice that any assessments contained in the assessment roll may be paid in full to the City Tax Collector without interest thereon at any time before the expiration of 30 days.
6. That, if the owners of the lots against which the assessments have been made do not exercise their option to pay the same in cash as hereinabove provided, then the same shall be payable in five equal installments as provided in the original resolution ordering the making of the improvements, such installments to bear interest at the rate of six percent per annum from this date.
7. That the first of the installments with interest thereon shall become due and payable on the first day of September next following the date that payments may be made without interest. One subsequent installment with interest thereon shall be due and payable on the first day of September of each successive year until the assessments have been paid in full.

(Signed) Earl Jones

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The Mayor stated this was the time and place set for a public hearing to consider confirming assessment for water and sewer improvements on Strathmore Drive from the End of Strathmore Drive to New Garden Road.

The Mayor asked if anyone wished to be heard.

There being no one present wishing to speak to the matter, Councilmember Jones moved adoption of the resolution. The motion was seconded by Councilmember Vaughan; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

S-221 RESOLUTION CONFIRMING ASSESSMENT ROLL FOR LOCAL IMPROVEMENTS

STRATHMORE DRIVE FROM THE END OF STRATHMORE DRIVE TO NEW GARDEN ROAD

WHEREAS, on the 3rd day of September, 1996, the City Council of the City of Greensboro adopted a resolution ordering the making on the street or streets hereinabove set out of the following improvements:

Water Main Improvements. That a water main be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals be laid for the proper connection of abutting property with the water main.

Sewer Main Improvements. That a sanitary sewer main be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals be laid for the proper connection of abutting property with the sewer main.

AND, WHEREAS, the improvements have now been completed, and the City Council has ascertained the total cost thereof and the amount that should be assessed against each lot abutting on the improvements on account of the improvements and has caused to be prepared a general plan map of the improvements, on which map is shown the frontage and location of each lot on the street or streets improved, together with the owners thereof, as far as the same can be ascertained, the plan map being marked:

STRATHMORE DRIVE

End of Strathmore to New Garden Road

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the total cost of the improvements is hereby designated to be the amount shown thereof on said general plan map.

2. That the City Council finds as a fact that each lot abutting on the improvements has been specially benefited by the improvements in the amount assessed against such lot as shown by the preliminary assessment roll.

3. That the general plan map is hereby confirmed at 6:00 p.m., on the 15th day of February, 2000, and is hereby made the final assessment roll for the improvements.

4. That the City Clerk is hereby directed to enter on the minutes of this council and the assessment roll the date, hour and minute of the confirmation thereof and to deliver a copy of the assessment roll to the City Tax Collector.

5. That, after the expiration of 20 days from this date, the City Clerk shall cause to be published one time in some newspaper published in the city a notice that any assessments contained in the assessment roll may be paid in full to the City Tax Collector without interest thereon at any time before the expiration of 30 days.

6. That, if the owners of the lots against which the assessments have been made do not exercise their option to pay the same in cash as hereinabove provided, then the same shall be payable in five equal installments as provided in the original resolution ordering the making of the improvements, such installments to bear interest at the rate of six percent per annum from this date.

7. That the first of the installments with interest thereon shall become due and payable on the first day of September next following the date that payments may be made without interest. One subsequent installment with interest thereon shall be due and payable on the first day of September of each successive year until the assessments have been paid in full.

(Signed) Earl Jones

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Moving to the Consent Agenda, Mayor Holliday introduced the following ordinances listed on the Consent Agenda as required by the Greensboro Code of Ordinances.

- Ordinance amending in the amount of \$9,500 the State and Federal Grants Fund Budget for TYGR Paws Youth Program
- Ordinance establishing in the amount of \$80,955 Grant Project Budget for the Fiscal Year 1999 Tier 1 Technology Grant.

The Mayor thereupon requested a motion to approve the ordinances, resolutions and motions on the Consent Agenda. Councilmember Jones moved adoption of the Consent Agenda. The motion was seconded by Councilmember Phillips; the Consent Agenda was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

00-35 ORDINANCE AMENDING THE STATE AND FEDERAL GRANTS FUND
BUDGET FOR TYGR PAWS YOUTH PROGRAM

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GREENSBORO:

That the State and Federal Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State and Federal Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5052-01.4110	Salaries & Wages	\$1,195
220-5052-01.4120	Part-time Wages	\$1,025
220-5052-01.4140	Roster Wages	\$475
220-5052-01.4510	FICA Contribution	\$200
220-5052-01.5237	Program Supplies	\$3,480
220-5052-01.5413	Consultant Services	\$1,325
220-5052-01.5423	Contracted Transportation	\$1,800
TOTAL:		\$9,500

and, that this increase be financed by increasing the following State and Federal Grants Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5052-01.8620	Donations and Private Contributions	\$9,500

(Signed) Earl Jones

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00-36 ORDINANCE ESTABLISHING GRANT PROJECT BUDGET FOR THE
FISCAL YEAR 1999 TIER 1 TECHNOLOGY GRANT

Section 1. That the Grant Project Budget for the 1999 Capital Improvement Grant be established for the life of the project with additional funds as follows:

Account	Description	Amount
565-4541-01.6059	Other Capital Equipment	\$ 80,955
TOTAL		\$ 80,955

And, that increasing the following revenue accounts to finance this increase:

Account	Description	Amount
565-4541-01.7110	State Grant	\$ 72,859
565-4541-01.9564	Transfer from Transit Fund	\$ 8,096
TOTAL		\$ 80,955

(Signed) Earl Jones

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23-00 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF
CONTRACT NO. 2000-05 WITH YATES CONSTRUCTION COMPANY, INC.
FOR INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, after due notice, bids have been received for intersection improvements on Hilltop Road at Bridford Parkway, Hilltop Road at Stanley Road and Stanley Road at Eagle Road;

WHEREAS, Yates Construction Company, Inc., a responsible bidder, has submitted the low base and alternate bid in the total amount of \$260,633.56 as general contractor for Contract No. 2000-05, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Yates Construction Company, Inc. is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made from Account Nos. 431-6002-49.6014 CBR .084 and 401-6001-01.6014 CBR .003.

(Signed) Earl Jones

(A tabulation of bids is filed with the above resolution, and is hereby referred to and made a part of these minutes.)

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24-00 RESOLUTION DIRECTING THE CITY TAX COLLECTOR TO ADVERTISE
LIENS ON REAL ESTATE FOR DELINQUENT, SUBSTANDARD
STRUCTURE CHARGES, SOLID WASTE CHARGES, WATER RENTS AND
NUISANCE ABATEMENT CHARGES FOR THE YEAR 1999

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Tax Collector be and is hereby directed to prepare and publish, in accordance with law, a list showing: (1) the names of all persons by whom substandard structure charges, solid waste charges, water rents and nuisance abatement charges are due and (2) the amount of each such substandard structure charge, solid waste charge, water rent or nuisance abatement charge. Such publication shall commence not earlier than March 5, 2000.

2. That the City Tax Collector be and is hereby directed to cause the publication of the above-mentioned list on the NEWS AND RECORD.

3. That, in addition to following the foreclosure method prescribed by G.S. 105-374, the City Tax Collector be and is hereby authorized to institute the In rem method of foreclosure pursuant to G.S. 105-375.

(Signed) Earl Jones

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The motion to approve the First Reading of the Resolution approving Telecommunications between the City of Greensboro and Adelphia Business Solutions of NC, LP d/b/a Adelphia Business Solutions was unanimously adopted. The second reading for the resolution will be scheduled for the regular meeting of March 7, 2000.

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Motion to make a part of the minutes a report of budget adjustments covering the period of January 1, 2000 to January 31, 2000 was unanimously adopted. A copy of the report is filed in Exhibit Drawer N, Exhibit Number 1, which is hereby referred to and made a part of these minutes.

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A motion was unanimously adopted to approve minutes of the regular City Council meeting on February 1, 2000.

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At the Mayor's request, Councilmember N. Vaughan updated Council on the status of Pine Top Road area residents' concerns regarding the City's sidewalk ordinance and its impact on sidewalk plans for Pinetop Road. Councilmember N. Vaughan explained that some residents opposed sidewalk installation on Pine Top Road because Fortis Construction began the planned sidewalk installation after the residents had completed landscaping their yards, that the neighborhood residents and Fortis Construction had met to try to work out differences on the matter, and that based on staff's research on legal aspects of the sidewalk ordinance, proceeding with the sidewalk installation was necessary.

Citing neighborhood traffic and safety concerns, Andrew and Audrey Kane, residing at 3804 Pinetop Road; Albert Howard, residing at 3805 Pine Top Road; and Paul

Schexnayder, residing at 3809 Pinetop Road, spoke in favor of the planned sidewalk installation.

Alfonso Culbourn, residing at 3800 Pine Top Road and Richard Dexter, residing at 3814 Pine Top Road; spoke in opposition to the planned sidewalk installation. They discussed concerns regarding the timing of grading residents' property for sidewalk installation after the establishment of landscaping and questioned what landscaping responsibilities the developer would assume if the sidewalks were installed.

Following brief discussion, Tom Hall, president of Fortis Homes of the Triad area, spoke to the landscaping agreements reached in a recent meeting with Fortis representatives and neighborhood residents and presented for illustrative purposes, a computer generated photo of the neighborhood with sidewalks installed.

The Manager stated that in the absence of Council action, Fortis would move forward with the sidewalk construction. Council expressed appreciation to Fortis for their efforts to resolve neighborhood concerns and took no further action.

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Mayor Holliday introduced so that these matters could be discussed together, a resolution amending the Economic Development Incentive Guidelines to lower the minimum investment required in economic development zones and increase the minimum investment in other areas, and a resolution amending the Economic Incentive Development Guidelines by requiring disclosure of other incentives.

The Manager stated that the proposed amendments to Economic Incentive Development Guidelines by requiring disclosure of other incentives would necessitate disclosure of state and other local government unit investments; and that the resolution amending the Economic Development Incentive Guidelines was in response to Council's request to adjust thresholds to lower levels to include locations in parts of Greensboro that had been under served in the past. He advised Council that staff's recommendation followed the William S. Lee Quality Jobs Act under the general statutes providing that applicants would be eligible to lower the minimum investment required to \$3 million if the project was built within an Economic Development Zone(s) (EDZ's) within the City of Greensboro. The Manager added that Councilmember Johnson had requested the establishment of a threshold as low as \$500,000 in specific areas targeted for development; which would require additional work by staff if Council approved the resolution.

Tom Stapleton, Business Assistance and Development Manager, provided an overview of the development of the thresholds for investment requirements and stated that if the \$500,000 threshold were adopted, Council would need to approve criteria that would identify under served areas of the City. Council discussed the impact of the resolutions and the similar efforts of High Point's Economic Development Incentive Guidelines to adjust their policy in an effort to direct growth.

Councilmember Burroughs-White moved adoption of the resolution amending the Economic Incentive Development Guidelines to lower the minimum level investment required in economic development zones and increase the minimum investment in other areas.

Councilmember Phillips moved to increase the provision regarding minimum investment from an amount of seven million dollars to an amount of ten million dollars. Councilmember Burroughs-White withdrew her original motion and seconded Councilmember Phillips motion to amend the resolution. The amended resolution was unanimously adopted by voice vote of the Council.

Councilmember Phillips moved adoption of the resolution amending economic development incentive guidelines to lower the minimum investment required in economic development, as amended. The motion was seconded by Councilmember Carmany; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

25-00 RESOLUTION AMENDING ECONOMIC DEVELOPMENT INCENTIVE GUIDELINES TO LOWER THE MINIMUM INVESTMENT REQUIRED IN ECONOMIC DEVELOPMENT ZONES AND INCREASE THE MINIMUM INVESTMENT IN OTHER AREAS

WHEREAS, Economic Development Guidelines were adopted on December 6, 1994 and amended June 25, 1996;

WHEREAS, it is desirable to promote increased development in any Economic Development Zones within the city and to give preference to such applicants indicating an intent to train workers under State or Federally funded programs;

WHEREAS, it is further desirable to promote economic development and reward increased investment in other areas of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That Paragraph (3) of the GUIDELINES be amended to read as follows:

"Manufacturing, industrial, and commercial enterprises with a minimum investment of ~~\$5 million~~ \$10 million in land, buildings and equipment shall be eligible for economic development incentive funds. Applicants will be eligible to lower the minimum investment required to \$3 million if the project is built within an Economic Development Zone(s) (EDZ's) within the City of Greensboro. The applicable EDZ's would be those prescribed under provisions of the State of North Carolina enabling statutes at the time of the Public hearing before City Council. Preference will be given to applicants indicating intent to train workers under State or Federally funded programs.

"Applicants will be eligible to lower the minimum investment required to \$500,000 if the project is built within an under-served area of Greensboro as determined by City Council. Retail projects shall not be eligible."

2. That the last clause of paragraph 5 of the GUIDELINES be amended to read as follows:

“...however, one job commitment may be omitted for each \$1 million invested above \$5 \$10 million.”

3. This amendment shall become effective upon adoption.

(Signed) Tom Phillips

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Councilmember Burroughs-White thereupon moved adoption of the resolution amending economic development incentive guidelines by requiring disclosure of other incentive initiatives. The motion was seconded by Councilmember Phillips; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

26-00 RESOLUTION AMENDING ECONOMIC DEVELOPMENT INCENTIVE GUIDELINES BY REQUIRING DISCLOSURE OF OTHER INCENTIVE INITIATIVES

WHEREAS, Economic Development Incentive Guidelines were adopted on December 6, 1994 and amended June 25, 1996;

Whereas, it has been desirable to obtain from economic development Incentive applicants full disclosure of their incentive requests from other sources in order that Council may be more fully informed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO; that:

1. The Economic Development Incentive Guidelines be amended by adding to paragraph (1) of the PROCEDURE section as follows:

"In the initial letter of request to the City Manager (and at any subsequent public hearing) the applicant shall disclose the company's intent to apply for, and magnitude of, and infrastructure financial reimbursement request to the County of Guilford, North Carolina. The applicant shall also disclose any planned, pending, or approved request for incentive rewards under the provisions of the NC William S. Lee Quality Jobs and Expansion Act of 1996 and the Economic Opportunity Act of 1998."

2. This amendment shall be effective and apply to all incentives granted after adoption.

(Signed) Claudette Burroughs-White

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The Mayor introduced a resolution approving proposal of Downtown Greensboro Incorporated's Revitalization Programs and Projects and advised that Council would discuss and approve each proposal individually.

The Manager recognized fellow board members of Downtown Greensboro Incorporated (DGI), stated the items of the strategic plan to be presented to Council had utilized citizen participation in the development of the proposal; and on behalf of DGI, requested Council to delay action on the items regarding trials of a trolley system and valet parking because DGI planned to bring those back to Council at a later time. The Manager stated that the sum of the proposal amounts was already appropriated by Council in the current budget, and if approved, would be provided as City action or in the form of grants to DGI.

Ray Gibbs, Executive Director of DGI, outlined the objectives of DGI and reviewed each item of the proposal. Council discussed alternative uses for funds that had been proposed for the downtown trolley system and the valet parking program. They commended the DGI board and community participants for their development of the proposal.

Councilmember Perkins recommended allocating additional funding, possibly from the funds proposed for trial trolley system and trial valet parking, to the maintenance enhancement and streetscape improvement project. Mr. Gibbs stated the requested amounts were for initial work on projects and that he anticipated requests for funding would be ongoing. Councilmember Perkins requested Mr. Gibbs present additional and ongoing proposals to Council for future consideration.

James Forster, residing at 231-A South Elm Street, expressed his concerns regarding the creation of a business improvement district that allowed an entity such as DGI to acquire regulatory powers over the downtown business district; or the creation of a business tax to fund DGI programs. Following the discussion of various opinions of Council on taxation, the Mayor stated that there were no current plans for either of these actions.

Councilmember Burroughs-White moved adoption of the resolution approving proposal of Downtown Greensboro Incorporated's Revitalization Programs and Projects with the exception of the trial trolley system and trial valet parking proposals.

Councilmember Carmany objected to Council's approval of the proposed items as a group because there were items she did not support.

At the Mayor's direction, Council considered and took individual action

on each item of the proposed project funding as follows:

- Security Police Enhancement

Councilmember Carmany stated she opposed the security police enhancement because, in her opinion, it was based on the premise of enhancing public perception rather than need and that police personnel resources were already limited. Council discussed various aspects of crime and police presence in the downtown business district.

Councilmember Burroughs-White moved to fund security police enhancements in an amount not to exceed \$75,000. The motion was seconded by Councilmember Jones; and adopted on the following roll call vote: Ayes: Burroughs-White, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: Carmany.

- Parking Deck Changes

Following brief discussion, Councilmember D. Vaughan moved to fund parking deck changes in an amount not to exceed \$15,000. The motion was seconded by Councilmember Perkins and adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Façade Grant Program

Councilmember Burroughs-White moved to fund the façade grant program in an amount not to exceed \$15,000. The motion was seconded by Councilmember Carmany and adopted on the following roll call vote: : Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Façade Design Assistance

Councilmember Burroughs-White moved to fund the façade grant program in an amount not to exceed \$5,000. The motion was seconded by Councilmember Perkins and adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Public Market Study

Following brief discussion, during which Councilmember Carmany raised questions about the value of this type of service to the general public; Councilmember D. Vaughan moved to fund the public market study in an amount not to exceed \$25,000. The motion was seconded by Councilmember Jones and adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: Carmany.

- Maintenance Enhancement

Councilmember D. Vaughan moved to fund the proposal for maintenance enhancement in an amount not to exceed \$25,000. The motion was seconded by Councilmember Phillips and adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Streetscape Improvements Projects

Councilmember Phillips moved to fund the proposal for maintenance enhancement in an amount not to exceed \$25,000. The motion was seconded by Councilmember D. Vaughan and adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Economic Development Fund

Following brief discussion, Councilmember Phillips moved to approve the economic development fund in an amount not to exceed \$150,000. The motion was seconded by Councilmember D. Vaughan and was adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

- Downtown Marketing Promotion

Following brief discussion, Councilmember Carmany moved to fund the downtown marketing promotion in an amount not to exceed \$30,000. The motion was seconded by Councilmember D. Vaughan and was adopted on the following roll call vote: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

(A copy of proposal of Downtown Greensboro Incorporated's Revitalization Programs and Projects is filed in Exhibit Drawer N, Exhibit Number 5, which is hereby referred to and made a part of these minutes.)

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The Mayor introduced a resolution approving the City's commitment to provide funding for technical assistance to the Hope VI Neighborhood Coalition.

Andy Scott, Director of Housing and Community Development, stated that the proposed grant would enable Morningside Homes and surrounding area neighborhood residents to participate in the Hope VI process, which was essential to the success of the project.

Following brief discussion, Councilmember Phillips moved adoption of the resolution. The motion was seconded by Councilmember Perkins; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

27-00 RESOLUTION APPROVING THE CITY'S COMMITMENT TO PROVIDE

FUNDING FOR TECHNICAL ASSISTANCE TO THE HOPE VI
NEIGHBORHOOD COALITION

WHEREAS, the Greensboro Housing Authority, (GHA) received funding from the Department of Housing and Urban Development (HUD) through the Hope VI Program for Morningside Homes and the surrounding community; and

WHEREAS, the City of Greensboro has committed up to \$12,428,000 towards development activities included as part of GHA's Hope VI Plan; and

WHEREAS, GHA plans to provide funding for neighborhood technical assistance to the Morningside Homes Resident Council; and

WHEREAS, the Hope VI Neighborhood Coalition serves the greater Lincoln Grove community in the areas of neighborhood building and community organizing; and

WHEREAS, activities of the HOPE VI Neighborhood Coalitions have slowed and threaten to halt as a result of a lack of resources; and

WHEREAS, the Hope VI Steering Committee supports Neighborhood Technical Assistance.

NOW, THEREFORE, BE IT RESOVED BY THE CITY COUNCIL OF THE
CITY OF GREENSBORO:

1. That the City of Greensboro supports the neighborhood technical assistance for the Morningside/Lincoln Grove community.
2. That the City will commit up to \$75,000 per year for (3) years towards neighborhood technical assistance activities undertaken by the HOPE VI Neighborhood Coalition.
3. That the City manager is authorized to enter into agreements which will provide the City's funding to Holy Trinity Episcopal Church, the fiscal agent of the HOPE VI Neighborhood Coalition.
4. That the City's funding shall come from funds already allocated for the Hope VI project, and that these funds shall be limited to uses which are permitted expenses of the CDBG and HOME programs.

(Signed)Tom Phillips

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The Mayor introduced a resolution approving appraisal and authorizing purchase in the amount of \$575,000 of property of Truck and Trailer Sales, Inc. for the Landfill Buffer and Borrow Material.

The City Manager briefly explained that the resolution established this property use primarily for borrow material and partially as landfill buffer so that it could never be used for landfill purposes. The City Attorney advised that this restriction would be included in the property deed.

Councilmember Jones thereupon moved adoption of the resolution. The motion was seconded by Councilmember D. Vaughan; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

28-00 RESOLUTION APPROVING APPRAISAL AND AUTHORIZING THE PURCHASE OF PROPERTY OF TRUCK & TRAILER SALES, INC. FOR THE LANDFILL BUFFER AND BORROW MATERIAL

WHEREAS, in connection with the landfill buffer project, the property owned by Truck & Trailer Sales, Inc. along Hines Chapel Road at Tax Map No. 4-189-A-462-7 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised at a value of \$360,000.00 in its present state and with its present zoning;

WHEREAS, the property will be utilized for soil resources and the required improvements to the property for this utilization and the zoning change for the site are valued at \$215,000.00, said zoning change being a condition of the sale;

WHEREAS, it is in the best interest of the surrounding neighborhoods that this property be used solely for borrow material and landfill buffer and not for landfill purposes;

WHEREAS, the total purchase amount is \$575,000.00, which purchase price, in the opinion of the City Council, is fair and reasonable;

WHEREAS, the owner has agreed to convey said property to the City at the agreed purchase price and it is deemed in the best interest of the City to acquire said property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

(1) That the appraisal and improvement of the above mentioned property in the amount of \$575,000.00 is hereby approved.

(2) That the use of this property be limited and used solely to provide borrow material and as a buffer for the landfill.

(3) That the purchase of the property in accordance with the appraisal and improvement is hereby authorized, payment to be made from Account No. 553-6509-03.6011 CBR 005.

(Signed) Earl Jones

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Eddy Summers, Jr., Greensboro Police officer and President of the Greensboro Police Officers Association, stated that in response to Councilmember Perkins request at the February 8, 2000 City Council Briefing, he had conducted an informal poll of rank and file Greensboro Police officers regarding their opinions with respect to the creation of a police citizens' review board. Officer Summers reported that his survey indicated that the majority of police officers surveyed were against a police citizens' review board; he shared a sampling of officer's comments which he stated were gathered during the polling process.

After Council discussed the availability of the report of recommendations prepared by the citizens' police review board task force, the Manager advised that the report was available on the City's internet web site. Officer Summers thanked the Council for the opportunity to share some police officers' concerns regarding the possible establishment of a citizens' police review board.

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Kevin Robinson, residing at 104 Pinebrook Drive, asked Council to respond to his earlier request for the City to pay to fix storm water drainage problems on his property.

The City Manager stated that staff was in the process of proposing additional options in the current storm water partnership arrangement between City and residents and that these options would be presented for Council's consideration at the March 7, 2000 regular Council meeting. Council encouraged Mr. Robinson to attend that meeting.

Dwayne Suffern, residing at 102 Pinebrook Drive, stated that he had approached Council about a similar situation several months earlier. Following brief discussion, he agreed to attend the March 7, 2000 Council meeting.

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Councilmember Carmany stated that she was the current City Council representative on the Transportation Advisory Committee (TAC) and that it would be in the best interest of Council to designate an alternate to represent Greensboro on this committee.

Following brief discussion, Mayor Holliday stated that if Council wished to select an alternate representative for the TAC, he would poll Council members individually to determine a representative.

Councilmember Carmany thereupon moved that the Council appoint an alternative representative to the TAC. The motion was seconded by Councilmember D. Vaughan and unanimously adopted by voice vote of the Council.

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Councilmember D. Vaughan stated that due to a miscommunication, he had nominated Sue Mengert to the Commission on the Status of Women when her intent had been to serve on the Human Relations Commission. He thereupon nominated Sue Mengert to the Human Relations Commission; this term will expire 15 August 2001. The motion was seconded by Councilmember Carmany and unanimously adopted by voice vote of the Council.

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The Manager presented Council with a staff report on planned City in-kind contributions for the upcoming Earth Day 2000 celebration and stated that the report included a request from Gay Cheney, the event coordinator, for additional City funding.

Following brief discussion, Councilmember Perkins moved to limit the City's participation to in-kind contributions only. The motion was seconded by Councilmember Vaughan and was unanimously adopted by voice vote of the Council.

(The above mentioned staff report is filed in Exhibit Drawer N, Exhibit Number 5, which is hereby referred to and made a part of these minutes.)

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The Mayor stated that some members of Council had expressed an interest in changing Council meeting times to an earlier schedule. Council discussed advantages and disadvantages of various meeting schedule options and expressed their desire to revise the scheduled time from 6:00 p.m. to 5:30 p.m., effective for a trial period from April through June; to be evaluated at the end of the trial period.

Councilmember D. Vaughan thereupon moved the adoption of an ordinance amending Chapter 2 of the Greensboro Code of Ordinances with respect to Council meetings. The motion was seconded by Councilmember Burroughs-White; the ordinance was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Holliday, Jones, Perkins, Phillips, Vaughan and Vaughan. Noes: None.

00-37

AMENDING CHAPTER 2

AN ORDINANCE AMENDING CHAPTER 2 OF THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO COUNCIL MEETINGS

Be it ordained by the City Council of the City of Greensboro:

Section 1. That Section 2-16 of the Greensboro Code of Ordinances is hereby amended by changing the regular meeting time of the City Council meetings for the months of April, May and June to 5:30 p.m. in lieu of 6:00 p.m.

Section 2. That all laws and clauses of laws in conflict of the provision of this Ordinance are hereby repealed to the extent of such conflict.

Section 3. That this Ordinance shall become effective immediately upon adoption.

(Signed) Donald R. Vaughan

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The Mayor reminded Council of Senator Edward's upcoming meeting in Greensboro, thanked ham radio operators for their work on Y2K and expressed appreciation to Council for their hard work in recent months.

Councilmember Carmany moved that the City Council adjourn. The motion was seconded by Councilmember Jones and adopted unanimously by voice vote of the Council.

THE CITY COUNCIL ADJOURNED AT 9:45 P.M.

SUSAN E. CROTTS
DEPUTY CITY CLERK

KEITH A. HOLLIDAY
MAYOR
